



Financial Report Package

03/31/2023

Prepared for

Kingsley Creek Homeowners Association, Inc.

By

Evergreen Lifestyles Management

Kingsley Creek Homeowners Association, Inc.

Balance Sheet as of 3/31/2023

	Operating	Reserve	Total
Assets			
Asset			
10-1000-000 - Cash-Operating-CIT (CABanc) 4187	\$43,802.87		\$43,802.87
10-1025-000 - Cash-Refundable Deposits-CIT (CABanc) 3498	\$250.00		\$250.00
10-1050-000 - Cash-Reserves-CIT (CABanc) 9097		\$61,553.31	\$61,553.31
10-1210-000 - Accounts Receivable	\$10.31		\$10.31
10-1225-000 - Allowance for Bad Debt	(\$303.32)		(\$303.32)
10-1355-000 - Due to Reserve from Operating		\$1,054.93	\$1,054.93
10-1910-000 - Utility Deposits	\$5,921.61		\$5,921.61
Total Asset	\$49,681.47	\$62,608.24	\$112,289.71
Total Assets	\$49,681.47	\$62,608.24	\$112,289.71
Liabilities / Equity			
Liability			
20-2210-000 - Accounts Payable	\$7,349.65		\$7,349.65
20-2220-000 - Accrued Expenses	\$1,150.00		\$1,150.00
20-2230-000 - Prepaid Assessments	\$22,049.03		\$22,049.03
20-2236-000 - Deficit Funding-Taylor Morrison	\$42,033.86		\$42,033.86
20-2250-000 - Due to Reserve from Operating	\$1,054.93		\$1,054.93
Total Liability	\$73,637.47		\$73,637.47
Reserves			
30-3009-000 - Reserves - Interest		\$44.42	\$44.42
30-3020-000 - Reserves - Pooled		\$62,563.82	\$62,563.82
Total Reserves		\$62,608.24	\$62,608.24
Equity			
31-3509-000 - Prior Period Adjustments	(\$7,700.00)		(\$7,700.00)
31-3510-000 - Operating Fund Balance	(\$25,566.76)		(\$25,566.76)
31-3800-000 - Net Income (Loss)	\$9,310.76		\$9,310.76
Total Equity	(\$23,956.00)		(\$23,956.00)
Total Liabilities / Equity	\$49,681.47	\$62,608.24	\$112,289.71

Kingsley Creek Homeowners Association, Inc.

Statement of Revenues and Expenses 3/1/2023 - 3/31/2023

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
Income							
40100-001 - Assessments	10,918.92	13,129.51	(2,210.59)	31,701.32	39,388.53	(7,687.21)	157,554.18
40101-001 - Reserve Assessment	1,054.93	1,575.00	(520.07)	3,166.01	4,725.00	(1,558.99)	18,900.00
40140-001 - Late Fees & Interest	.45	-	.45	4.40	-	4.40	-
40141-001 - Bank Interest-Operating	1.90	-	1.90	5.54	-	5.54	-
40142-001 - ARC Application Fee	100.00	-	100.00	400.00	-	400.00	-
40143-001 - Rebill Fee	(150.00)	-	(150.00)	-	-	-	-
40144-001 - Demand Fee	(50.00)	-	(50.00)	-	-	-	-
40151-001 - Initial Capital Contribution	4,000.00	2,000.00	2,000.00	12,000.00	6,000.00	6,000.00	24,000.00
40156-001 - Bank Interest-Reserves	15.64	-	15.64	44.42	-	44.42	-
Total Income	15,891.84	16,704.51	(812.67)	47,321.69	50,113.53	(2,791.84)	200,454.18
Total Income	15,891.84	16,704.51	(812.67)	47,321.69	50,113.53	(2,791.84)	200,454.18

Operating Expense

Administrative							
50100-001 - CPA Services	-	-	-	-	-	-	3,825.00
50102-001 - Bad Debt Expense	-	166.67	166.67	(408.33)	500.01	908.34	2,000.00
50103-001 - Bank Charges/Coupons Books	384.00	83.33	(300.67)	844.00	249.99	(594.01)	1,000.00
50110-001 - Taxes, Licenses & Fees	-	37.50	37.50	100.00	112.50	12.50	450.00
50112-001 - Meeting and Community	-	250.00	250.00	-	750.00	750.00	3,000.00
50120-001 - Postage/Copies/Supplies	134.24	250.00	115.76	722.35	750.00	27.65	3,000.00
50123-001 - Professional Fees - Legal	-	150.00	150.00	-	450.00	450.00	1,800.00
50135-001 - Holiday/Amenity Decorations	-	208.33	208.33	-	624.99	624.99	2,500.00
50223-001 - Website Management	150.00	150.00	-	450.00	450.00	-	1,800.00
50400-001 - Insurance	-	500.00	500.00	-	1,500.00	1,500.00	6,000.00
Total Administrative	668.24	1,795.83	1,127.59	1,708.02	5,387.49	3,679.47	25,375.00

Contract Services							
50205-001 - HOA Management Fees	861.00	1,251.92	390.92	2,583.00	3,755.76	1,172.76	15,023.00
50208-001 - Janitorial Contract	600.00	690.00	90.00	4,200.00	2,070.00	(2,130.00)	8,280.00
50209-001 - Landscape Contract	3,000.00	4,166.67	1,166.67	12,000.00	12,500.01	500.01	50,000.00
50210-001 - Aquatic Contract	1,275.00	488.75	(786.25)	2,125.00	1,466.25	(658.75)	5,865.00
50215-001 - Termite Bond	-	53.33	53.33	-	159.99	159.99	640.00
50229-001 - Pool Contract	1,150.00	1,322.50	172.50	3,450.00	3,967.50	517.50	15,870.00
Total Contract Services	6,886.00	7,973.17	1,087.17	24,358.00	23,919.51	(438.49)	95,678.00

Maintenance							
50301-001 - Repairs & Maintenance - Buildings	-	500.00	500.00	160.00	1,500.00	1,340.00	6,000.00
50319-001 - Repairs & Maintenance - Pool	213.70	250.00	36.30	213.70	750.00	536.30	3,000.00
50350-001 - Repairs & Maintenance - Common Area	3,285.00	500.00	(2,785.00)	3,285.00	1,500.00	(1,785.00)	6,000.00
50360-001 - Backflow Inspections	-	41.67	41.67	-	125.01	125.01	500.00

Kingsley Creek Homeowners Association, Inc.

Statement of Revenues and Expenses 3/1/2023 - 3/31/2023

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
50501-001 - Irrigation Repairs	-	83.33	83.33	-	249.99	249.99	1,000.00
Total Maintenance	3,498.70	1,375.00	(2,123.70)	3,658.70	4,125.00	466.30	16,500.00
Utilities							
50800-001 - Electric - Common	493.40	583.33	89.93	1,437.29	1,749.99	312.70	7,000.00
50803-001 - Telephone & Internet	256.80	166.67	(90.13)	523.59	500.01	(23.58)	2,000.00
50820-001 - Water & Sewer	450.67	416.67	(34.00)	1,403.56	1,250.01	(153.55)	5,000.00
50822-001 - Electric - Streetlights	570.51	500.00	(70.51)	1,711.34	1,500.00	(211.34)	6,000.00
Total Utilities	1,771.38	1,666.67	(104.71)	5,075.78	5,000.01	(75.77)	20,000.00
Reserves Transfers							
80100-001 - Reserves	1,054.93	1,575.00	520.07	3,166.01	4,725.00	1,558.99	18,900.00
80101-001 - Reserves Interest	15.64	-	(15.64)	44.42	-	(44.42)	-
Total Reserves Transfers	1,070.57	1,575.00	504.43	3,210.43	4,725.00	1,514.57	18,900.00
Total Expense	13,894.89	14,385.67	490.78	38,010.93	43,157.01	5,146.08	176,453.00
Operating Net Total	1,996.95	2,318.84	(321.89)	9,310.76	6,956.52	2,354.24	24,001.18
Net Total	1,996.95	2,318.84	(321.89)	9,310.76	6,956.52	2,354.24	24,001.18